

BK 7265PG291

WARRANTY DEED

Know All Men By These Presents

004521

TRANSFER
TAX
PAID

63-214

That we, **Bruce E. Murray and Lenora Murray**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Stephen C. Washington**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 24 Forest Park, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Stephen C. Washington, his heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situate on the southeasterly side of Canabas Street, so-called, in the City of Waterville, Kennebec County, State of Maine, being Lot #48 on a plan entitled "Plan of Survey of parts of the "Bacon" and "Seavey" Lots (so-called) situated in Waterville, Maine" begun June 19, 1886 and completed August 25, 1886 by Ira E. Getcheil, recorded in Kennebec County Registry of Deeds in Plan Book 1, Page 33, and being further bounded and described as follows:

Beginning on the southeasterly right-of-way line of said Canabas Street at the northerly corner of Lot #47 as shown on said plan, being land now or formerly of Noe Bizier, reference deed recorded in said Registry of Deeds in Book 997, Page 219; thence southeasterly along the northeasterly line of Lot #47 a distance of 100 feet to the westerly corner of Lot #70 as shown on said plan, being land now or formerly of one Vigue, reference deed recorded in said Registry of Deeds in Book 388, Page 550; thence approximately 48 degrees 33 minutes East along the northwesterly line of said Lot #70 a distance of 69 feet and 3 inches to the southerly corner of Lot #49 as shown on said plan, being land now or formerly of one Bartlett, reference deed recorded in said Registry of Deeds in Book 2390, Page 335; thence North 36 degrees 15 minutes West along the southwesterly line of said Lot #49 a distance of 100 feet to the southeasterly right-of-way line of said Canabas Street; thence approximately South 48 degrees 33 minutes West along the southeasterly right-of-way line of said Canabas Street a distance of 78 feet and 6 inches to point of beginning, containing 7,400 square feet, more or less.

BEING the same premises acquired by Bruce E. Murray and Lenora Murray by Warranty Deed from Jacqueline Cyrway and Dora J. McCormick dated February 11, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2912, Page 286.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Stephen C. Washington, his heirs and assigns, to him and his use and behoof forever.

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AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Bruce E. Murray and Lenora Murray have hereunto set our hands and seals this 7th day of February, 2003.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

Bruce E. Murray
Bruce E. Murray

William P. Dubord
Witness

Lenora Murray
Lenora Murray

STATE OF MAINE
County of Kennebec, ss.

Dated: February 7, 2003

Personally appeared before me on the day and year aforesaid the above-named, **Bruce E. Murray and Lenora Murray**, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public



WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.
2003 FEB 10 AM 9:00

ATTEST: Bruce E. Murray
REGISTER OF DEEDS